

City of Fort Lauderdale
Notice of Sale of Surplus Property

Located at: 2000 & 2002 NE 16th Street
Fort Lauderdale, Florida

Bid No. 10652-S



Overview

The City of Fort Lauderdale, Florida is offering for sale property located at 2000 & 2002 NE 16th Street, Fort Lauderdale, Florida and approximately 5,000 sq. feet of unplatted land adjoining the property. The site is located 5 minutes from Downtown Fort Lauderdale and is 10 minutes off I-95, from Sunrise Boulevard, or Oakland Park Boulevard exits. The site overlooks a lake and is bordered by NE 16th Street, Federal Highway and the lake.

Offers will be accepted by sealed bids. Bids are due prior to 10:00am, on November 21, 2003 in the Engineering Division, 4th Floor, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301.

Site Description

The site consists of 2000 & 2002 NE 16th Street and a small tract of land on the southeast end of the property (approximately 5,000 square feet) that fronts on Federal Highway. It contains a total of 85,065 square feet, approximately 60,000 square feet of dry land and 25,065 square feet under water. There are two buildings and 32 parking spaces on the site. The City acquired the site in portions since 1914. Legal description: Parcel "A", "Office of the Fire Marshall-Fire Station No. 5" Broward County - Plat Book 146, Page 14 (Attachments A & B).

Land Use & Zoning

The zoning is currently CF (Community Facility). The zoning classification allows for a variety of public and institutional uses. The future land use for the site is Commercial, which will allow for various retail uses, including hotel and offices. The site is large enough to support a variety of commercial uses.

The site abuts 1595 N. Federal Highway, a 31,300 square foot property that is privately owned and fronts on Federal Highway. The city is researching acquiring title to this property to assemble with the city-owned property and offer for sale. This property has a land use of Commercial and is zoned B-1. Its current usage is for an auto sales facility.

The City's site includes two buildings, Fire Training Bureau and Fire Station 29. A brief description of each is provided below:

Fire Training Bureau

Foundation: Reinforced Concrete
Floors: Carpet, vinyl tile in restrooms
Wall system: Concrete block & stucco finished
Ceiling: Naturally finished, treated 4 x 4's
HVAC: Central air-conditioning units
Doors: Wood, metal, glass & hurricane shutters.
Lighting: Tract lighting, recessed fluorescent and dropped fluorescent
Plumbing: Three separate restrooms, toilet, urinals and bath
Roof: Flat, built-up
Size: Approximately 4,400 sq. ft.

The building was built in 1991, with an effective life of 50 years. It is currently being used for offices and classroom training facilities for staff in the City's Fire-Rescue Department. The layout and design allow for a central lobby area and a number of separate professional offices. The facility has a full kitchen (including refrigerator and stove) and three separate restrooms.

Fire Station 29

Foundation: Reinforced Concrete
Floors: Carpet, vinyl tile in restrooms; concrete tile in garage area.
Wall system: Concrete block & stucco finished
Ceiling: 2' x 4' dropped acoustic tiles in office area.
HVAC: central air-conditioning
Doors: Wood, metal, glass & hurricane shutters.
Lighting: Fluorescent
Plumbing: Adequate, with showers, toilets and urinals
Roof: Pitched, with composite shingle covering
Size: Approximately 3,660 sq. foot.

The building was constructed as a single-family residence and was later converted to a fire station. With minimal effort, it can be converted to professional offices.

Schedule

The Fort Lauderdale City Commission has declared its intent to sell the property and is accepting bids. Opening of bids will be November 21, 2003 at 10:00 a.m. The City Commission will consider these bids at their Regular Meeting on December 2, 2003 at 6:00 p.m. The City Commission reserves the right to reject any and all bids. Closing is expected to occur within 90 days of final acceptance of the bid proposal by the City Commission.

Terms

The City is offering the entire site for sale to the highest bidder (Attachment A - Option A), with a minimum bid consideration of \$1,500,000. The City will also consider selling the Fire Training Bureau building separately (Attachment B - Option B), with a minimum bid consideration of \$675,000. The preference is to sell the entire site to the highest bidder. For comparative purposes, the Fire Training Bureau building will receive approximately 45% of the value of the entire site. Sale is on an “as is” basis.

Offers must be accompanied by a cashier’s check or certified check in the amount of 10% of the bid amount, made payable to the City of Fort Lauderdale. If the bid is accepted and the transaction is not completed, through no fault of the City, the deposit will be forfeited. The buyer will be responsible for making all financial and mortgage arrangements. A standard sales and purchase contract will be used and is available upon request from the City. Closing is expected within 90 days of execution of the sales and purchase contract. The City Commission will provide a deed for the property.

Environmental Assessment

A recent environmental assessment was conducted on the site. This identified levels of petroleum-based contamination on the site. A copy of the report is available upon request.

Information

For information relating to the project, or to schedule an appointment for inspection, please contact:

Horace McHugh, Assistant to the City Manager

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